

## **ORDINANCE 05-11**

### **AN ORDINANCE TO AMEND THE ZONING ORDINANCE #04-09, OF THE TOWN OF NOLENSVILLE, TENNESSEE**

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, The Town of Nolensville Planning Commission met on September 9, 2004 and March 10, 2005; and

WHEREAS, The Town of Nolensville Planning Commission approved unanimously various amendments to Zoning Ordinance #04-09; and

WHEREAS, the Town of Nolensville Planning Commission has recommended the amendments to the Nolensville Board of Mayor and Aldermen,

NOW, THEREFORE BE IT ORDAINED BY THE BOARD AND MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

#### **Section 1. The following shall be deleted in their entirety:**

Article 1, Section 1.13.2 General Terms: Road

##### **4. Collector –**

- a. Residential – provides access to individual properties and collects and distributes neighborhood traffic from residential roads to community collector and arterial roads.
- b. Community – collects and distributes traffic from residential collector and other residential roads to the arterial transportation system.

#### **Section 2. The following will replace the above:**

##### **4. Collector –**

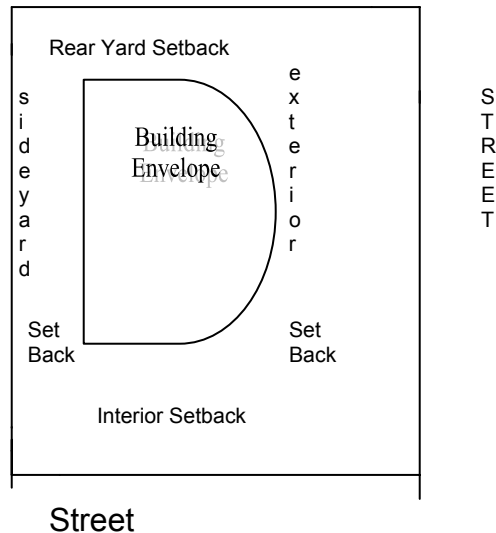
- a. Minor Collector – provides access to individual properties and collects and distributes neighborhood traffic from local roads to major collector and arterial roads.
- b. Major Collector – collects and distributes traffic from minor collector and other local roads to the arterial transportation system.

#### **Section 3. The following is amended as follows:**

Article 1, Section 1.13.2 General Terms

Setback (diagram)

SETBACKS  
CORNER LOT



**Section 4. The following shall be deleted in their entirety.**

Article 2 – Zoning Districts, Section 2.1.3 and Section 2.2.3 Open Space Development Overlay (OSD)

**Section 5. The following Sections shall be re-lettered alphabetically in order to be consistent.**

- 2.1.1 Estate Residential (ER)
- 2.1.2 Suburban Residential (SR)
- 2.1.3 Urban Residential (UR)
- 2.1.4 Village (V)
- 2.1.5 Village Fringe (VF)
- 2.1.6 Commercial Services (CS)
- 2.1.7 Office/Industrial (OI)
- 2.1.8 Public Institutional (PI)
- 2.1.9 Historic District Overlay (HD)
- 2.1.10 Planned Unit Development Overlay (PUD)
- 2.1.11 Flood Plain Overlay Zone (FP)
- 2.1.12 Commercial Corridor Overlay District (CCOD)

**Section 6. The following Sections shall be re-lettered alphabetically in order to be consistent.**

- 2.2.1 Estate Residential (ER)
- 2.2.2 Suburban Residential (SR)
- 2.2.3 Urban Residential (UR)
- 2.2.4 Village (V)
- 2.2.5 Village Fringe (VF)
- 2.2.6 Commercial Services (CS)
- 2.2.7 Office/Industrial (OI)
- 2.2.8 Public Institutional (PI)
- 2.2.9 Historic District Overlay (HD)
- 2.2.10 Planned Unit Development Overlay (PUD)
- 2.2.11 Flood Plain Overlay Zone (FP)
- 2.2.12 Commercial Corridor Overlay District (CCOD)

**Section 7. The following is amended as follows:**

Access Standards

General Access Requirements

Section 3.4.1

- d. Every development application for site plan review, shall plan for pedestrian access and provide sidewalks to a minimum width of five (5) feet along all public street frontages. Sidewalks shall not be required in the OI zones except along major roads.

**SECTION 8.** The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

**SECTION 9.** The Mayor and Board of Alderman of the Town of Nolensville, Tennessee, hereby certify that these Amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered after notice of the time and place of said meeting has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

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Charles F. Knapper, Mayor

Attest: \_\_\_\_\_  
Cindy Lancaster, Town Recorder

Approved by: \_\_\_\_\_  
Robert J. Notestine, III, Town Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_